



**Averingcliffe Road, Bradford BD10 9HQ**

**welcome to**

**Averingcliffe Road, Bradford**

Looking for a buy to let? Then this could be the one for you - to be sold with a tenancy in place is this well maintained three bedroom semi detached. Achieving £700 per calendar month. Modern kitchen and bathroom. uPVC double glazing & gas central heating throughout. Energy Rating:E





Looking for a buy to let? Then this could be the one for you - to be sold with a tenancy in place is this well maintained three bedroom semi detached. Achieving £700 per calendar month the property is ideal for someone looking to add to a portfolio. Internally comprises of an entrance hallway, living room, modern kitchen diner, three first floor bedrooms and a three piece white suite. Enclosed lawned garden to the front with a landscaped rear paved patio, lawn and decking. uPVC double glazing & gas central heating throughout. Energy Rating:E



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Entrance Hallway

## Living Room

13' 2" x 12' 7" ( 4.01m x 3.84m )

## Kitchen/Dining Area

19' 5" x 10' 3" ( 5.92m x 3.12m )

## Bedroom One

13' 1" x 11' 2" ( 3.99m x 3.40m )

## Bedroom Two

11' 2" x 10' 2" ( 3.40m x 3.10m )

## Bedroom Three

8' 4" x 8' ( 2.54m x 2.44m )

## Bathroom

## Exterior



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## **Averingcliffe Road, Bradford**

- Buy to let opportunity
- Three bedroom semi detached
- £8400 per annum
- AST in place until May 2026
- Generous gardens

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers in excess of

**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP110660 - 0003

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